

ZONING INFORMATION

LOCATION: TOWN OF EAST LYME, NEW LONDON COUNTY, CONNECTICUT				
ZONE: GPDD (GATEWAY PLANNED DEVELOPMENT DISTRICT) AND GOMD (GATEWAY COMMONS MASTER DEVELOPMENT PLAN)				
USE: LIGHT MANUFACTURING FACILITIES (SPECIAL PERMIT USE) ADD THE FOLLOWING TO BE ALLOWED USES IN GPDD ZONE AND GOMD ZONE 1. LIGHT INDUSTRIAL AND LIGHT MANUFACTURING 2. WAREHOUSES AND WHOLESALE STORAGE				
ITEM	GPDD REQUIREMENTS	GOMD REQUIREMENTS	PROPOSED	VARIANCE
MINIMUM LOT AREA	40,000 S.F.	20,000 S.F.	963,218 S.F. (22.11 AC.)	NO
MINIMUM LOT FRONTAGE	150 FEET	75 FEET	1,254 FEET	NO
MINIMUM FRONT SETBACK	25 FEET	10 FEET	25.8 FEET	NO
MAXIMUM FRONT SETBACK	50-FOOT REMOVE MAXIMUM FRONT SETBACK	N/A	25.8 FEET	NO
MINIMUM SIDE SETBACK	20 FEET	20 FEET	185.2 FEET	NO
MINIMUM REAR SETBACK	20 FEET	20 FEET	95.0 FEET	NO
LANDSCAPE BUFFER BETWEEN CONTRASTING USE	20 FEET	20 FEET	50 FEET	NO
CEMETERY SETBACK	50 FEET	N/A	50 FEET	NO
FRONT LANDSCAPE BUFFER	8 FEET ALONG ANY PUBLIC STREET OR HIGHWAY	6 FEET ALONG ANY PUBLIC STREET OR HIGHWAY	8 FEET**	NO
SIDE LANDSCAPE BUFFER	8 FEET	20 FEET NON-RESIDENTIAL * 50 FEET FOR RESIDENTIAL ZONED PROPERTY	8 FEET	NO
REAR LANDSCAPE BUFFER	8 FEET	20 FEET NON-RESIDENTIAL * 50 FEET FOR RESIDENTIAL ZONED PROPERTY	50 FEET	NO
MAXIMUM BUILDING HEIGHT	40 FEET	40 FEET	< 40 FEET	NO
LANDSCAPE PARKING PERIMETER BUFFER	10 FEET	10 FEET	12 FEET	NO
MAXIMUM BUILDING COVERAGE	40 PERCENT	40 PERCENT	19.1 PERCENT	NO
ACCESS POINTS	MINIMUM 2 POINTS OF ACCESS WHEN GREATER THAN 20 ACRES	MINIMUM 2 POINTS OF ACCESS	3 POINTS OF ACCESS	NO
ACCESS ROADS	BOULEVARD DESIGN 2 16 FEET ROADS WITH 8-FOOT 5 FEET MEDIAN	BOULEVARD DESIGN 2 16 FEET ROADS WITH 8-FOOT 5 FEET MEDIAN	5.5 FEET MEDIAN	NO

- * 20 FT NON RESIDENTIAL CAN BE REDUCED TO 6 FT IF SUPPLEMENTED WITH APPROPRIATE FENCING, WALL, OR BERM WALL NOT LESS THAN 6 FEET IN HEIGHT WITH ADEQUATE SEPARATION FROM THE PROPERTY LINE FOR MAINTENANCE ACCESS
- ** FIRE ACCESS IS ALLOWED TO BE IN THE LANDSCAPE BUFFER.

PARKING INFORMATION

ITEM	REQUIREMENTS	PROPOSED	VARIANCE
BUILDING SIZE	NONE REQUIRED	184,140 S.F.	NO
PARKING REQUIRED	LIGHT MANUFACTURING BUILDING: 1 SPACE PER EVERY 2 EMPLOYEES ON THE LARGEST SHIFT PLUS ONE SPACE FOR EACH COMPANY-OWNED VEHICLE TOTAL REQUIRED = TBD THE INDUSTRY STANDARD FOR THE TYPE OF USE BEING CONSIDERED IS 1 SPACE PER 500 GROSS SQ. FT. 184,140/500 = 368.3 SPACES TOTAL REQUIRED: 369 SPACES	369 SPACES	NO
MINIMUM ADA PARKING SPACES REQUIRED	8 SPACES	8 SPACES	NO
MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
LOADING REQUIRED	1 SPACE PER EVERY 40,000 S.F. OF FLOOR AREA TOTAL REQUIRED: 5 SPACES	27 LOADING DOORS 30 TRAILER PARKING	NO
MINIMUM LOADING DIMENSIONS	10 FEET X 30 FEET	13.5 FEET X 60 FEET	NO
MINIMUM AISLE WIDTH	24 FEET - 2-WAY 16 FEET - 1-WAY	24 FEET - 2-WAY	NO
MINIMUM PARKING AREA LANDSCAPING	15 S.F. OF INTERIOR LANDSCAPING PER PARKING SPACE (368 X 15 S.F.) TOTAL REQUIRED: 5,520 S.F.	17,030 S.F.	NO
MINIMUM INTERIOR LANDSCAPING	10 PERCENT	12.8 PERCENT	NO
MINIMUM LANDSCAPE ISLAND	MINIMUM 6 FEET WIDE MINIMUM 100 S.F.	9 FEET WIDE 135 S.F.	NO

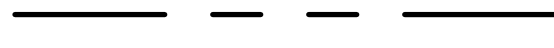
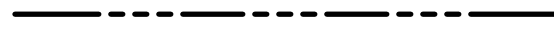
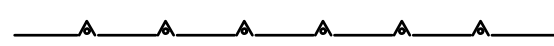
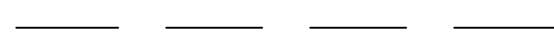
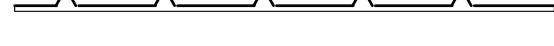
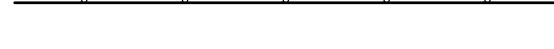
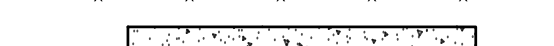
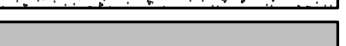
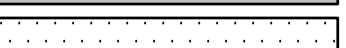
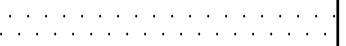
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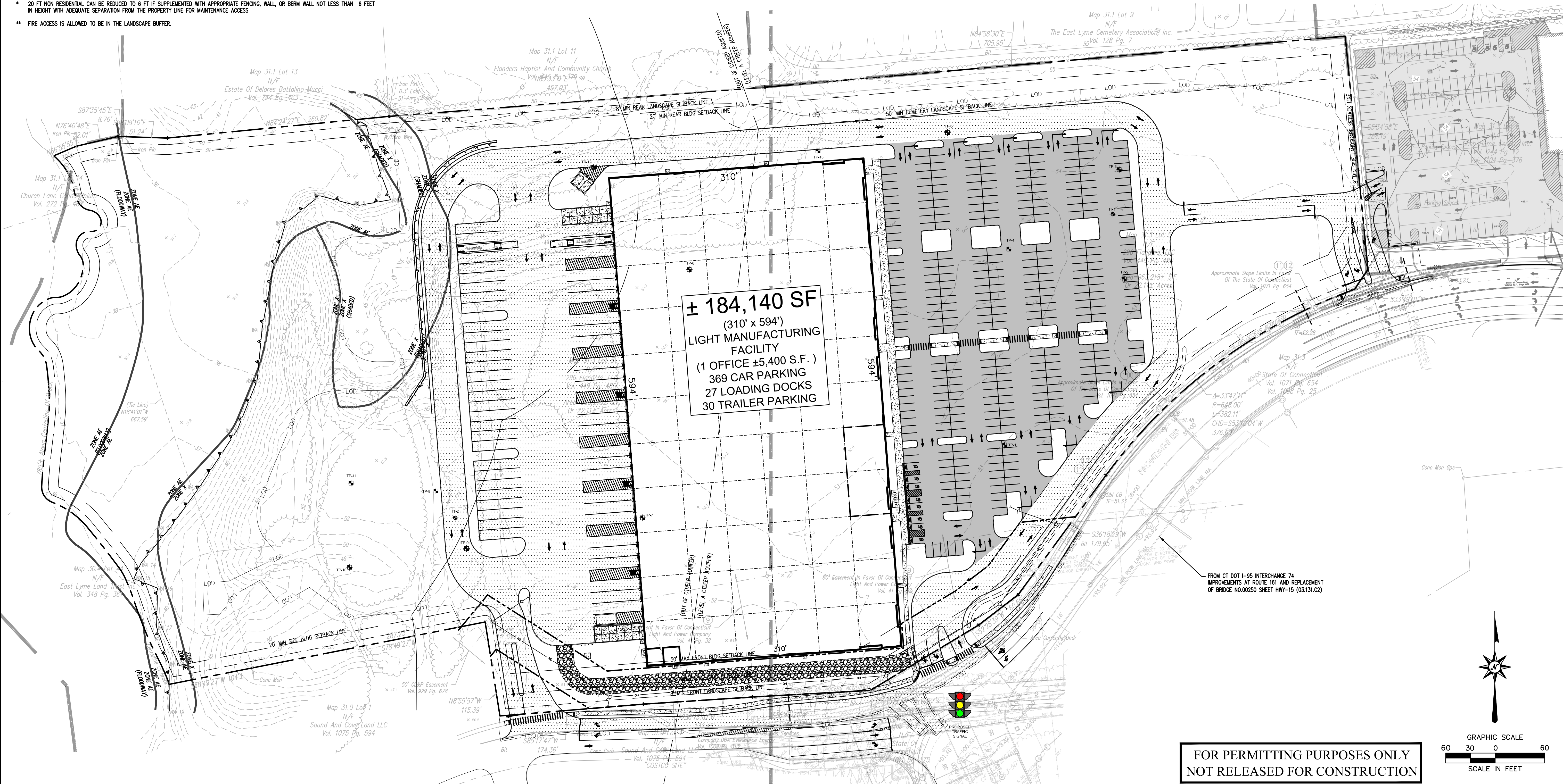
1. SECTION 11A.4.5 NO OUTDOOR STORAGE, INCLUDING BOX TRAILERS SHALL BE PERMITTED. CHANGE TO OUT DOOR STORAGE INCLUDING BOX TRAILERS SHALL BE PERMITTED.

SIGN LEGEND

SIGN NO.	MUTCD NO.	LEGEND
A	R7-8	
B	R7-8A	
C	R1-1	

SITE PLAN LEGEND

	PROPERTY LINE
	PROPOSED RELOCATION OF EVERSOURCE EASEMENT TO BE COORDINATED WITH EVERSOURCE
	LIMIT OF DISTURBANCE
	MATCH LINE
	ZONE LINE
	FEMA LINE
	SAWCUT LINE
	WETLAND LINE
	AQUIFER PROTECTION ZONE LINE
	LIMIT OF 300' INLAND WETLAND UPLAND REVIEW AREA
	MODULAR BLOCK RETAINING WALL
	GUIDE RAIL
	6' CHAIN LINK FENCE
	PROVIDE AND INSTALL CONCRETE PAVEMENT STRUCTURE, REINFORCED CONCRETE SIDEWALK OR MONOLITHIC CURB AND SIDEWALK
	PROVIDE AND INSTALL STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
	PROVIDE AND INSTALL HEAVY DUTY BITUMINOUS CONCRETE PAVEMENT STRUCTURE
	PROVIDE AND INSTALL GRAVEL
	PROVIDE AND INSTALL TRAFFIC SIGN
	CURB MATERIAL OR HEIGHT CHANGE SYMBOL



PROPOSED LIGHT MANUFACTURING
294-2 FLANDERS ROAD
EAST LYME, CONNECTICUT

DESIGN		REVISIONS	
Drawn	J.P.D.	No.	1
Reviewed	T.L.B.	Date	8/27/2024
Scale	R.M.R.	No.	2
Project No.	1"=60'	Date	4/04/2025
Date	2302349		
CAD File:	06/17/2024		
	C2302349-10		
Title			
OVERALL SITE PLAN			
Sheet No.			

C1.00